



## SUMMARY OF DISBURSEMENTS TO BE MADE UNDER THE PLAN

### A. Secured Claims

#### 1. Modified Secured Claims

None.

#### 2. Unmodified Secured Claims

The claim of Chase is secured by a mortgage on real property located at 342 Trotting Park Road, Lowell, Massachusetts, and recorded in the Middlesex Registry of Deeds in Book 23318, Page 1. The modified principal balance is \$150,000.00. The claim is bifurcated into a secured claim of \$150,000.00 at a rate of 5.25% annual interest for a total claim in the amount of \$170,874.00. The claim shall be paid through the plan in the sum of \$2,847.90 per month over 60 months. The unsecured portion of the claim shall be treated as set forth below in Section D of this Order. The Debtor is required to maintain the insurance on the property in an amount no less than the amount of the secured claim with interest. The Debtor is to pay all post-petition real estate taxes, water and sewer bills.

#### 3. Real Estate Tax Claims

None.

### B. Administrative Claims

| <u>Creditor</u>         | <u>Claim</u> | <u>Term</u> |
|-------------------------|--------------|-------------|
| James D. Lukowiak, Esq. | \$3,349.00   | 12 months   |

### C. Priority Claims

#### 1. Other Tax Claims

| <u>Creditor</u>                     | <u>Claim</u> | <u>Term</u> |
|-------------------------------------|--------------|-------------|
| Massachusetts Department of Revenue | \$1,000.75   | 60 months   |

### D. Unsecured Claims

The Plan provides for a minimum 6.74% dividend payment to unsecured creditors in the amount of \$155,478.47.

#### **E. Other Pertinent Provisions**

During the term of the plan, the Debtor is to provide copies of income tax returns to the Chapter 13 Trustee each year as filed and any income tax refund shall be turned over to the Chapter 13 Trustee to be distributed as an additional dividend to unsecured creditors.

Unless otherwise ordered by the court, all property of the estate as defined in 11 U.S.C. §§ 541 and 1306, including but not limited to, any appreciation in the value of real property owned by the debtors as of the commencement of the case, shall remain property of the estate during the term of the plan and shall vest in the debtors only upon the discharge. All property of the estate shall remain within the exclusive jurisdiction of the bankruptcy court. The debtors shall not transfer, sell or otherwise alienate property of the estate other than in accordance with the terms of the confirmed plan or other order of the bankruptcy court. The debtors shall be responsible for preserving and protecting property of the estate.